

**Application
Narrative
Cash Transmittal
Pre-Application
Pre-App Narrative
Pre-App Cash Transmittal
Development Standards**

Development Application



Development Application Type:

Please check the appropriate box of the Type(s) of Application(s) you are requesting

Zoning	Development Review	Land Divisions
<input checked="" type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Subdivision (PP)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Subdivision (Minor) (MD)
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Wash Modification (WM)	<input type="checkbox"/> Land Assemblage
<input type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Historic Property (HP)	Other
<input type="checkbox"/> Development Agreement (DA)	Wireless Communication Facilities	<input type="checkbox"/> Annexation/De-annexation (AN)
Exceptions to the Zoning Ordinance	<input type="checkbox"/> Small Wireless Facilities (SW)	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Minor Amendment (MN)	<input type="checkbox"/> Type 2 WCF DR Review Minor (SA)	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Hardship Exemption (HE)	Signs	<input checked="" type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance/Accommodation/Appeal (BA)	<input type="checkbox"/> Master Sign Program (MS)	Other Application Type Not Listed
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Community Sign District (MS)	<input type="checkbox"/> Other: _____

Project Name: Senior Living at McDowell Mountain Ranch

Property's Address: 9909 E. McDowell Mountain Ranch Road

Property's Current Zoning District Designation: R1-35 PCD ESL

The property owner shall designate an agent/applicant for the Development Application. This person shall be the owner's contact for the City regarding this Development Application. The agent/applicant shall be responsible for communicating all City information to the owner and the owner application team.

Owner: WINSTAR PRO LLC	Agent/Applicant: Michael Leary
Company: 10405 E. McDowell Mountain Ranch Rd	Company: Michael P. Leary Ltd
Address: Suite #250, Scottsdale AZ 85255	Address: 10278 E. Hillery Dr. Scottsdale 85255
Phone: 602.684.8145 Fax: ---	Phone: 480.991.1111 Fax: ---
E-mail: <i>stevew@severingnc.com</i>	E-mail: <i>michael.p.leary@cor-net</i>
Designer: Ryan Companies - Nicole Darling	Engineer: Landcor Consulting - Wade Cooke
Company: 3900 E. Camelback Road, Suite 100	Company: 6859 E. Rembrandt Ave. #124
Address: Phoenix Arizona 85018	Address: Mesa, AZ 85212
Phone: 602.322.6149 Fax: ---	Phone: 480.223.8573 Fax: ---
E-mail: <i>nicole.darling@ryancompanies.com</i>	E-mail: <i>wade@landcorconsulting.com</i>

Please indicate in the checkbox below the requested review methodology (please see the descriptions on page 2).

- This is not required for the following Development Application types: AN, AB, BA, II, GP, TA, PE and ZN. These applications¹ will be reviewed in a format similar to the Enhanced Application Review methodology.



Enhanced Application Review:

I hereby authorize the City of Scottsdale to review this application utilizing the Enhanced Application Review methodology.



Standard Application Review:

I hereby authorize the City of Scottsdale to review this application utilizing the Standard Application Review methodology.

Owner Signature

Agent/Applicant Signature

Official Use Only

Submittal Date:

Development Application No.:

Planning and Development Services

7447 East Indian School Road Suite 105, Scottsdale, Arizona 85251 • www.Scottsdale

Development Application

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5-AB-2019
5/13/2019

Request To Submit Concurrent Development Applications

Acknowledgment and Agreement



The City of Scottsdale recognizes that a property owner may desire to submit concurrent development applications for separate purposes where one or more of the development applications are related to another development application. City Staff may agree to process concurrently where one or more the development applications related to the approval of another development application upon receipt of a complete form signed by the property owner.

Development Application Types		
Please check the appropriate box of the types of applications that you are requesting to submit concurrently		
Zoning	Development Review	Signs
<input type="checkbox"/> Text Amendment (TA)	<input checked="" type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (MS)
<input checked="" type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Community Sign District (MS)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Wash Modification (WM)	Other
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> Annexation/De-annexation (AN)
Exemptions to the Zoning Ordinance	Land Divisions (PP)	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Subdivisions	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Condominium Conversion	<input checked="" type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance (BA)	<input type="checkbox"/> Perimeter Exceptions	Other Application Type Not Listed
<input type="checkbox"/> Minor Amendment (MA)	<input type="checkbox"/> Plat Correction/Revision	<input type="checkbox"/>

Owner: Dr. Stephen J. Weiss

Company: WINSTAR PRO LLP

Address: 10405 E. McDowell Mountain Ranch Road #250 Scottsdale, Arizona 85255

Phone: 602.684.8145

Fax: ---

E-mail: steve@sovereigngc.com

As the property owner, by providing my signature below, I acknowledge and agree: 1) that the concurrent development applications are processed at the property owner's risk; 2) to hold the City harmless of all cost, expense, claims, or other liability arising in connection with the concurrent development applications; 3) to the City of Scottsdale's Substantive Policy Statement pertaining to Concurrent Applications; 4) to placing a development application on hold in order to continue processing a concurrent development application that is related to an another development application; and 5) that upon completion of the City review(s) of the development applications, one or more of the development application(s) may not be approved.

Property owner (Print Name): Dr. Stephen J. Weiss Title: member

Signature

Date: May 9, 2019

Official Use Only:

Submittal Date: _____

Request: ☐ Approved or ☐ Denied

Staff Name (Print): _____

Staff Signature: _____

Date: _____

Planning and Development Services

7447 East Indian School Road Suite 105, Scottsdale, Arizona 85251

Request to Submit Concurrent Development Applications

Page 1 of 1

Revision Date: 02/02/2015

5-AB-2019
5/13/2019

Request for Site Visits and/or Inspections

Development Application (Case Submittals)



This request concerns all property identified in the development application.

Pre-application No: 99-PA-2019

Project Name: Senior Living at McDowell Mountain Ranch

Project Address: 9909 E. McDowell Mountain Ranch Road

STATEMENT OF AUTHORITY:

1. I am the owner of the property, or I am the duly and lawfully appointed agent of the property and have the authority from the owner to sign this request on the owner's behalf. If the land has more than one owner, then I am the agent for all owners, and the word "owner" refer to them all.
2. I have the authority from the owner to act for the owner before the City of Scottsdale regarding any and all development application regulatory or related matter of every description involving all property identified in the development application.

STATEMENT OF REQUEST FOR SITE VISITS AND/OR INSPECTIONS

1. I hereby request that the City of Scottsdale's staff conduct site visits and/or inspections of the property identified in the development application in order to efficiently process the application.
2. I understand that even though I have requested the City of Scottsdale's staff conduct site visits and/or inspections, city staff may determine that a site visit and/or an inspection is not necessary, and may opt not to perform the site visit and/or an inspection.

Property owner/Property owner's agent: Michael P. Leary

Print Name

Michael P. Leary

Signature

City Use Only:

Submittal Date: _____ Case number: _____

Planning and Development Services

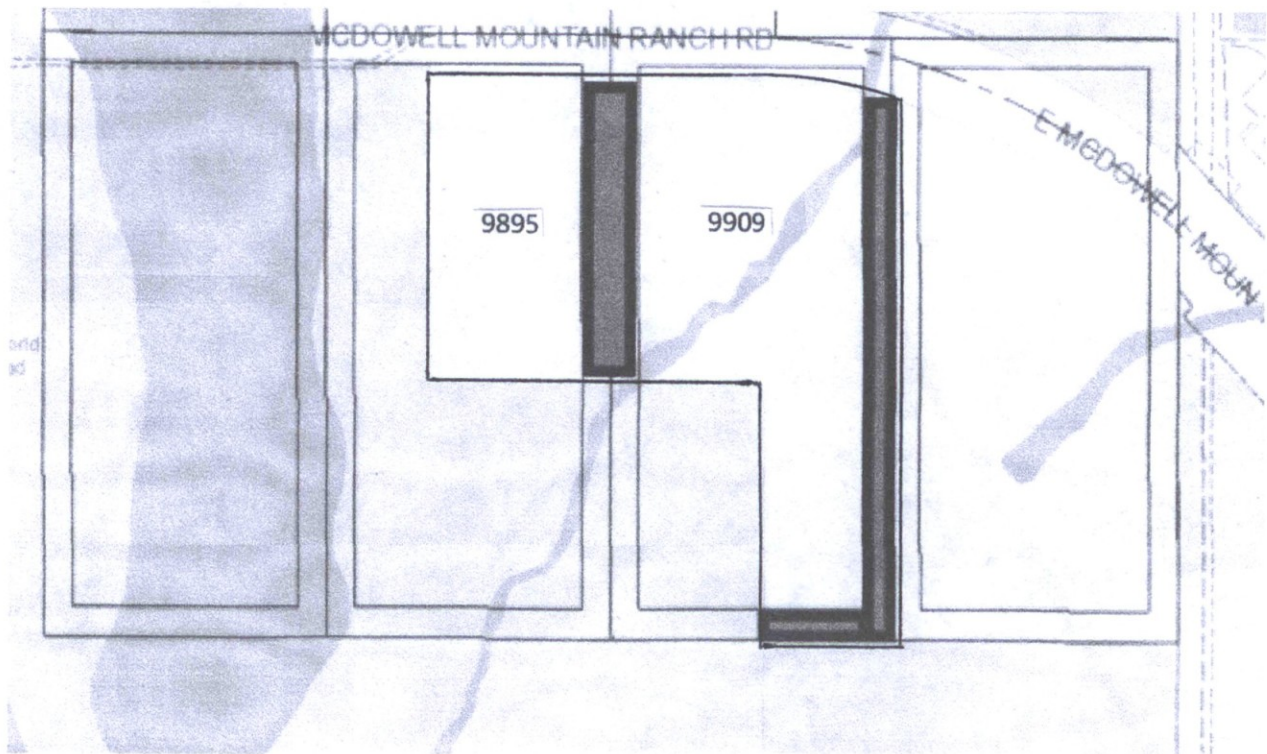
7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ www.ScottsdaleAZ.gov

Senior Living at McDowell Mountain Ranch
99-PA-2019

ABANDONMENT NARRATIVE

The proposal is to abandon portions of GLO easements on vacant property on the south side of McDowell Mountain Ranch Road (MMRR) east of 98th Street (9895 and 9909 E. McDowell Mountain Ranch Road). **General Land Office Easements** (also known as "government land office easements," and "GLO easements") were legal mechanisms which created right-of-way to ensure future access through, and to the interior of, lots or parcels created by the U.S. Small Tract Act of 1938, and was enacted in response to requests by primarily World War I Servicemen who wanted to move out in the desert for health and recreational purposes. The Small Tract Act was about the only method of making federal land available. Local counties were enthusiastic about "getting lands on the tax rolls", and were not concerned about infrastructure (roads, water, power, schools) to support such development. Small tract land patents were granted by the General Land Office (which merged with the United States Grazing Service in 1946 to form the US Bureau of Land Management). These patents transferred property owned by the U.S. government to private ownership. The parcels were generally 5 acres in size and the Government retained 33' wide easements along the perimeter of the properties for roadways and public utilities.

GLO easements are routinely abandoned as development occurs and City right-of-way and utilities installed elsewhere (e.g. McDowell Mountain Ranch Road and 98th Street). The subject property has two easement areas as shown on the graphic below.





City of Scottsdale Cash Transmittal

119586

119586
01014772
5/13/2019 PLN-1STOP
RMALDONADO R/W FEES
5/13/2019 5:34 PM
\$2,385.00

Received From :

SCW Holdings LLP
10405 E MCDOWELL MOUNTAIN RANCH RD
SCOTTSDALE, AZ 85255

Bill To :

Reference # 99-PA-2019
Address 9875 E MCDOWELL MOUNTAIN RANCH RD
Subdivision
Marketing Name
MCR
APN 217-14-037A, 217-14-038A
Owner Information
WINSTAR PRO
10405 e. mcdowell mountain ra
scottsdale, AZ 85255
(602) 525-2469

Issued Date 5/13/2019
Paid Date
Payment Type CHECK
Cost Center
Jurisdiction SCOTTSDALE
Water Zone
Water Type
Sewer Type
Meter Size
QS 35-51

Lot Number
Mets/Bounds No
Gross Lot Area 0
NAOS Lot Area 0
Net Lot Area 0
Number of Units 1
Density

Code	Description	Additional	Qty	Amount	Account Number
3136	ABANDONMENT		1	\$2,385.00	100-21200-44209

City of Scottsdale

7447 E. Indian School Rd.
Scottsdale, AZ 85251
(480) 312-2500
One Stop Shop

Date: 5/13/2019 Cashier: RMALDONADO
Office: PLN-1STOP Mach ID: HP600G20200
Tran #: 1 Batch #: 71979

Receipt: 01214772 Date: 5/13/2019 3:34 PM
119586
3136 ABANDON R/W FEES \$2,385.00

TENDERED AMOUNTS:

Check Tendered: \$2,385.00
Chk #: 1366 SCW Holdings
Transaction Total: \$2,385.00

Thank you for your payment.
Have a nice day!

5-AB-2019
5/13/2019

SIGNED BY MIKE LEARY ON 5/13/2019

Total Amount **\$2,385.00**

(When a credit card is used as payment I agree to pay the above total amount according to the Card Issuer Agreement.)

3" and larger water meter fees are based on cost recovery. The city will contact the owner of the construction permit if additional funds are due. Payment will be due within 30 days notification.

TO HAVE WATER METER SET - CALL 480-312-5650 AND REFER TO TRANSMITTAL # 119586

McClay, Doris

From: mike leary <outlook_59CA1EDED17AAFFC@outlook.com> on behalf of mike leary <michaelpleary@cox.net>
Sent: Thursday, May 16, 2019 9:12 PM
To: McClay, Doris
Subject: Fw: Abandonment of GLO in Scottsdale Arizona - request for Centurylink concurrence
Attachments: GRAPHIC - 04.27.19 MAP OF GLO ABANDONMENT AREA.pdf

Doris here's the one to Centurylink

*Mike Leary
Michael P. Leary, LTD
Commercial Real Estate Development Consulting
10278 East Hillery Drive
Scottsdale, AZ 85255
(c) 480.991.1111*

From: mike leary on behalf of mike leary <michaelpleary@cox.net>
Sent: Thursday, May 2, 2019 7:21 AM
To: nre.easement@centurylink.com
Subject: Abandonment of GLO in Scottsdale Arizona - request for Centurylink concurrence

I'm hoping that this email reaches the appropriate person at Centurylink.

I'm submitting an application for abandonment of portions of GLO easements on property west of the SWC of Thompson Peak Parkway and McDowell Mountain Ranch Road in Scottsdale Arizona as part of the development of the property. Tax parcel numbers are 217-14-037A and 038A and a graphic of the area to be abandoned is attached. The City of Scottsdale requires utility review and response regarding the proposed abandonment.

I believe there are no utilities existing or planned. **We are filing the abandonment application on May 13th and would appreciate your reply in advance.** If you have any questions, please give me a call. Thanks! ML